



# SURPLUS LAND PARCEL INFORMATION SHEET

Pin	2421
Project	SP-15-7(156)293
Parcel	16:TAQ
Affecting Tax ID No	27-24-426-002
	27-24-426-017
	27-24-426-023

Auction Date: **November 16, 2017**

This property has a **First Right of Refusal** that has been **RETAINED** by the previous owner.

**ADDRESS**      **39 West 11400 South, Draper**



Minimum Bid	<b>\$3,298,004.00</b>
Deposit (10%)	<b>\$329,800.00</b> <i>(Subject to change due to actual sale amount at time of auction)</i>
COUNTY	Salt Lake
SQ. FT.	120,023
ACRES	2.755

## GENERAL INFORMATION

CLOSING COSTS	<b>*** ALL CLOSING COSTS ARE DUE FROM THE PREVAILING BIDDER AT THE TIME OF THE AUCTION ***</b>	
	Engineering Document Preparation	\$2,000.00
	Appraisal Costs:	\$2,000.00
	Administrative Fee	\$250.00
	Sales Processing Costs	\$500.00
	<b>TOTAL CLOSING COSTS</b>	<b>\$4,750.00</b>

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Project	SP-15-7(156)293
Parcel	16:TAQ
Affecting Tax ID No	27-24-426-002
	27-24-426-017
	27-24-426-023

	Section	24	Township	3S	Range	1W	Meridian	S.L.B & M
<b>Legal Description</b>	Beginning at a point in the westerly right of way line of State Street designated as point "A" which point is 72.16 feet perpendicularly distant westerly from the control line of State Street of UDOT Project No. SP-15-7(156)293 opposite approximate Engineers Station 97+78.95 which point is 101.13 feet S.00°25'12"W. along the Section line and 56.07 feet West and 116.70 feet S.02°34'51"W. from the East Quarter corner of said Section 24; and running thence S.02°34'51"W. 25.01 feet along said westerly right of way line to a point opposite Engineers Station 97+53.96 designated as point "B"; thence N.88°49'05"W. 235.15 feet; thence S.00°24'53"W. 131.80 feet; thence N.89°02'00"W. 304.05 feet to the easterly Highway right of way and no-access line of Interstate 15; thence along said easterly Highway right of way line and no-access line the following two (2) courses and distances (1) N.03°46'03"W. 227.69 feet; thence (2) N.43°18'53"E. 60.00 feet; thence N.89°52'00"E. 512.00 feet to the southerly Highway right of way and no-access line of 11400 South Street to be established by this document; thence along said southerly right of way and no-access line S.43°35'43"E. 11.96 feet; thence S.02°34'51"W. 116.70 feet to the point of beginning. The above described tract of land contains 120,023 square feet in area or 2.755 acres, more or less. (Note: The above bearings equal highway bearings.)							
<b>Access</b>	There is no access from 11400 South (SR-175). Access is from State Street (US-89).							
<b>Reservations of Sale</b>	<ol style="list-style-type: none"> <li>1. Parcel is subject to a non-exclusive perpetual cross access easement for vehicular and pedestrian ingress and egress and public utilities to adjoining State Street (US-89).</li> <li>2. Parcel is subject to a perpetual sanitary sewer easement.</li> <li>3. Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.</li> <li>4. The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.</li> <li>5. Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway and 11400 South Street and State Street over and across the westerly and northerly and easterly boundary lines of said tract of land, EXCEPT between the above designated Point "A" and Point "B".</li> <li>6. Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.</li> <li>7. Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.</li> </ol>							
<b>Disclosures</b>	First Right of Refusal on property has been <b>RETAINED</b> by the previous owner.							

Pin	<u>2421</u>
Project	<u>SP-15-7(156)293</u>
Parcel	<u>16:TAQ</u>
Affecting Tax ID No	<u>27-24-426-002</u>
	<u>27-24-426-017</u>
	<u>27-24-426-023</u>

<b>For Additional Information Contact</b>	<b>Deryl Davis</b>	<b>Brad Daley</b>	<b>Shirleen Hancock</b>
	<p>Surplus Land Coordinator</p> <p>Office: 801-965-4701 Cell: 385-222-6664 <a href="mailto:ddavis@utah.gov">ddavis@utah.gov</a></p>	<p>Surplus Land Program Manager</p> <p>Office: 801-965-4282 Cell: 801-633-6250 <a href="mailto:bdaley@utah.gov">bdaley@utah.gov</a></p>	<p>ROW Deputy Director Property Management</p> <p>Office: 801-965-4438 Cell: 801-633-4723 <a href="mailto:shirleenhancock@utah.gov">shirleenhancock@utah.gov</a></p>

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

**Quit Claim Deed**  
(CONTROLLED ACCESS)  
Salt Lake County

Affecting Tax ID No. 27-24-426-002  
27-24-426-017  
27-24-426-023  
Parcel No. 15-7:16:TAQ  
Project No.SP-15-7(156)293  
Pin: 2421

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to \_\_\_\_\_, Grantee, at \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_, Zip \_\_\_\_\_, for the sum of Ten (\$10.00), Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit

A tract of land situate in the NE1/4SE1/4 of Section 24, T. 3 S., R. 1 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at a point in the westerly right of way line of State Street designated as point "A" which point is 72.16 feet perpendicularly distant westerly from the control line of State Street of UDOT Project No. SP-15-7(156)293 opposite approximate Engineers Station 97+78.95 which point is 101.13 feet S.00°25'12"W. along the Section line and 56.07 feet West and 116.70 feet S.02°34'51"W. from the East Quarter corner of said Section 24; and running thence S.02°34'51"W. 25.01 feet along said westerly right of way line to a point opposite Engineers Station 97+53.96 designated as point "B"; thence N.88°49'05"W. 235.15 feet; thence S.00°24'53"W. 131.80 feet; thence N.89°02'00"W. 304.05 feet to the easterly Highway right of way and no-access line of Interstate 15; thence along said easterly Highway right of way line and no-access line the following two (2) courses and distances (1) N.03°46'03"W. 227.69 feet; thence (2) N.43°18'53"E. 60.00 feet; thence N.89°52'00"E. 512.00 feet to the southerly Highway right of way and no-access line of 11400 South Street to be established by this document; thence along said southerly right

Continued on Page 2

UDOT RW-05UDA (12-01-03)  
SDD Correction 131 Code (09-01-08)

of way and no-access line S.43°35'43"E. 11.96 feet; thence S.02°34'51"W. 116.70 feet to the point of beginning. The above described tract of land contains 120,023 square feet in area or 2.755 acres, more or less. (Note: The above bearings equal highway bearings.)

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway and 11400 South Street and State Street over and across the westerly and northerly and easterly boundary lines of said tract of land, EXCEPT between the above designated Point "A" and Point "B".

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Parcel No. 15-7:16:TAQ  
Project No.SP-15-7(156)293

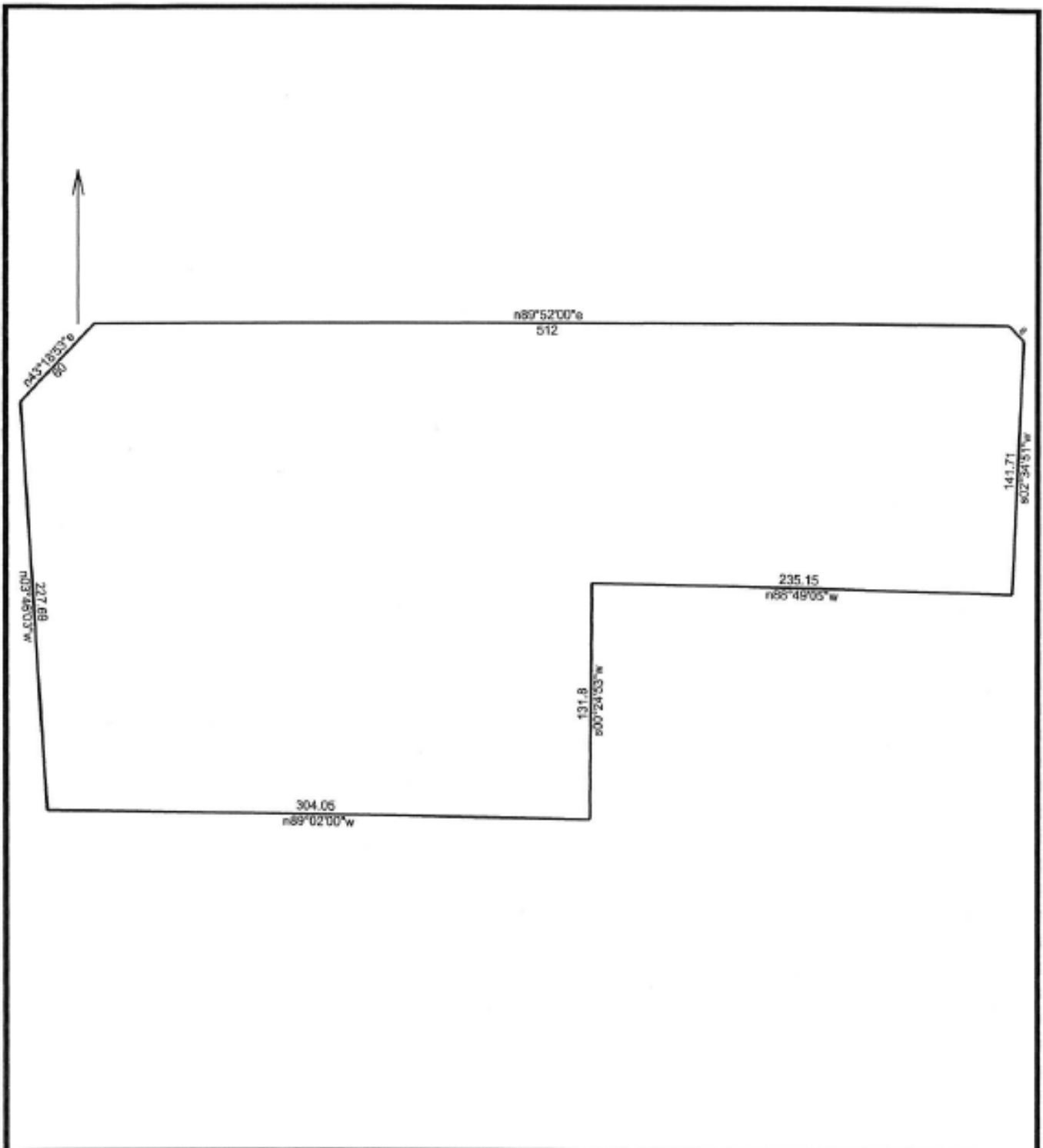
**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_, by its Director of Right of Way.

STATE OF UTAH	)	UTAH DEPARTMENT OF TRANSPORTATION
	) ss.	
COUNTY OF SALT LAKE	)	By _____
		Director of Right of Way

On the date first above written personally appeared before me, \_\_\_\_\_, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp the date in this certificate first above written.

\_\_\_\_\_  
Notary Public



PARCEL NO. SP-15-7(156)293\_16:TAQ

6/19/2013

Scale: 1 inch= 72 feet

File: 2421\_SP-15-7(156)293\_16\_TAQ.ndp

Tract 1: 2.7553 Acres (120023 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/479886), Perimeter=1624 ft.

01 s02.3451w 141.71

08 s43.3543e 11.96

02 n88.4905w 235.15

03 s00.2453w 131.8

04 n89.0200w 304.05

05 n03.4603w 227.69

06 n43.1853e 60

07 n89.5200e 512



WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## **Easement**

Salt Lake County

Affecting Tax ID No.  
27-24-426-002  
27-24-426-017  
27-24-426-023  
Parcel No. 15-7:16:E  
Project No.SP-15-7(156)293  
Pin: 2421

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right-of-Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to Phoenix West, LLC, a Utah limited liability company, Grantee, at 3963 E. Alpine Valley Circle, Sandy, Utah 84093 for the sum of ten (10) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A non-exclusive perpetual cross access easement for vehicular and pedestrian ingress and egress and public utilities to adjoining SR-89 (State Street), upon part of an entire tract of property, in the NE1/4SE1/4 of Section 24, T. 3 S., R. 1 W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of access and public utilities. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the westerly right of way line of State Street designated as point "A" which point is 72.16 feet perpendicularly distant westerly from the control line of State Street of UDOT Project No. SP-15-7(156)293 opposite approximate Engineers Station 97+78.95 which point is 101.13 feet S.00°25'12"W. along the Section line and 56.07 feet West and 116.70 feet S.02°34'51"W. from the East Quarter corner of said Section 24; and running thence S.02°34'51"W. 25.01 feet along said westerly right of way line to a point opposite Engineers Station 97+53.96 designated as point "B"; to the southerly line of said entire tract; thence along said southerly line the following three (3) courses and distances (1) thence N.88°49'05"W. 235.15 feet (2) thence S.00°24'53"W. 131.80 feet; (3) N.89°02'00"W. 304.05 feet; to the easterly Highway right of way and no-access line of Interstate 15; thence along said easterly Highway right of way line and no-access N.03°46'03"W. 25.09 feet; thence S.89°02'00"E. 280.88 feet; thence N.00°24'53"E.

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131.90 feet; thence S 88°49'05"E. 261.09 feet to the point of beginning. The above described part of an entire tract contains 16,812 square feet in area or 0.386 acre, more or less. (Note: The above bearings equal highway bearings.)

Together with and subject to any and all easements, rights-of-way and restrictions appearing of record or enforceable in law and equity

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_, by its Director of Right-of-Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By \_\_\_\_\_  
 Director of Right-of-Way

On the date first above written, personally appeared before me, \_\_\_\_\_, who, being by me duly sworn, did say that he is the Director of Right-of-Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp  
the date in this certificate first above written:

\_\_\_\_\_  
Notary Public

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## **Easement**

Salt Lake County

Affecting Tax ID No. 27-24-426-002

27-24-426-017

27-24-426-023

Parcel No. 16:E2

Project No. SP-15-7(156)293

PIN No. 2421

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right-of-Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to Draper Office Building, LLC Grantee, at 5770 South 250 East #135, Salt Lake City, Utah 84107 for the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A non-exclusive perpetual cross access easement for vehicular and pedestrian ingress and egress to adjoining SR-89 (State Street), upon part of an entire tract of property, in the NE1/4SE1/4 of Section 24, T. 3 S., R. 1 W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of access and utilities. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the westerly right of way line of State Street designated as point "A" which point is 72.16 feet perpendicularly distant westerly from the control line of State Street of UDOT Project No. SP-15-7(156)293 opposite approximate Engineers Station 97+78.95 which point is 101.13 feet S.00°25'12"W. along the Section line and 56.07 feet West and 116.70 feet S.02°34'51"W. from the East Quarter corner of said Section 24; and running thence S.02°34'51"W. 25.01 feet along said westerly right of way line to a point opposite Engineers Station 97+53.96 designated as point "B"; to the southerly line of said entire tract; thence along said southerly line the following three (3) courses and distances (1) thence N.88°49'05"W. 235.15 feet (2) thence S.00°24'53"W. 131.80 feet; (3) N.89°02'00"W. 304.05 feet; to the easterly Highway right of way and no-access line of Interstate 15; thence along said easterly Highway right of way line and no-access N.03°46'03"W. 25.09 feet; thence S.89°02'00"E. 280.88 feet; thence N.00°24'53"E. 131.90 feet; thence S.88°49'05"E. 261.09 feet to the point of beginning. The above described part

Continued on Page 2  
COMPANYRW-09UD (12-01-03)

of an entire tract contains 16,812 square feet in area or 0.386 acre, more or less. (Note: The above bearings equal highway bearings.)

Together with and subject to any and all easements, rights-of-way and restrictions appearing of record or enforceable in law and equity

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_, by its Director of Right-of-Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By \_\_\_\_\_  
Director of Right-of-Way

On the date first above written, personally appeared before me, \_\_\_\_\_, who, being by me duly sworn, did say that he is the Director of Right-of-Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp  
the date in this certificate first above written:

Notary Public









